

ESTEPONA

478,000 €

REFERENCE R5417014

An Exquisite Townhouse with Tourist License: Your Gateway to Luxury Living in Estepona

3	2	196 m²	30 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty proudly presents an exceptional opportunity to acquire a magnificent 196 m² townhouse, nestled within one of Estepona's most coveted and tranquil residential complexes. This stunning property is an invitation to experience the quintessential Mediterranean lifestyle, perfectly blending serene living with unparalleled convenience in Estepona, Southern Spain.

Prime Location: The Heart of the Costa del Sol

Situated in the vibrant and increasingly sought-after municipality of Estepona, this townhouse boasts an enviable location that encapsulates the very best of the Costa del Sol. Estepona, often hailed as the "Garden of the Costa del Sol," offers a harmonious blend of traditional charm and modern sophistication. Its picturesque marina, a charming old town adorned with flower-filled streets, and 23 kilometers of pristine beaches provide an idyllic backdrop for both relaxation and adventure.

This exclusive residence places you just a mere 5-minute drive from the sun-kissed shores, allowing for spontaneous beach days and breathtaking sunset strolls. Beyond the beach, the property benefits from immediate proximity to a comprehensive array of essential amenities. Supermarkets, reputable international schools, advanced medical centers, and a modern hospital are all within easy reach, ensuring that every daily need and convenience is effortlessly met. Golf enthusiasts will appreciate proximity to world-class courses, while families will find a wealth of leisure and cultural experiences at their fingertips.

Your Luxurious Retreat: Spacious Interiors and Elegant Design

Step inside this meticulously designed townhouse and discover a world of comfort and elegance. With an intelligent layout and generous proportions, the property offers an abundance of natural light and spacious rooms, creating an inviting and airy ambiance throughout. The heart of the home is a wonderfully cozy living room, complete with a charming fireplace. This feature provides a warm and intimate setting, perfect for unwinding after a day exploring Estepona or for creating memorable moments with loved ones during the cooler months.

The residence comprises three generously sized bedrooms, ensuring ample personal space for all occupants. Complementing these are two full, elegantly appointed bathrooms and an additional guest toilet, all designed with both functionality and aesthetic appeal in mind. The kitchen, a true highlight, is fully furnished and equipped with modern appliances, offering a practical and delightful space for culinary exploration and entertaining.

Outdoor Oasis and Exclusive Community Living

One of the most captivating features of this townhouse is its expansive private terrace. This sun-drenched sanctuary is ideal for al fresco dining, enjoying a morning coffee with the Mediterranean breeze, or simply basking in the glorious Spanish sunshine. It's a versatile outdoor living space that promises countless hours of relaxation and joyful gatherings with family and friends.

Further enhancing the property's appeal is the inclusion of a private, enclosed garage. This invaluable amenity offers secure parking and additional storage, providing peace of mind and convenience. The townhouse is nestled within an exclusive gated community, distinguished by meticulous upkeep and a commitment to privacy and security. Residents benefit from a dedicated concierge service, ensuring a seamless and worry-free living experience.

The communal areas are a testament to the complex's luxury status, featuring beautifully landscaped gardens that provide lush green backdrops and tranquil pathways. Two sparkling communal swimming pools invite residents to cool off or enjoy a refreshing swim. A pleasant social club offers an ideal venue for community events, meeting neighbors, or simply relaxing in a welcoming environment.

An Investment Opportunity with High Yield Potential

What truly sets this property apart and elevates its desirability is the coveted tourist license it holds. This significant asset transforms the townhouse into an exceptional investment vehicle, offering immense flexibility and potential for high returns. Whether you envision it as a permanent family residence, a luxurious holiday home for personal enjoyment, or a high-yield rental property on the thriving Costa del Sol tourism market, this townhouse caters to all aspirations.

The demand for quality holiday accommodation in Estepona is consistently strong, driven by its growing popularity as a premier European destination. The tourist license allows owners to legally and efficiently capitalize on this demand, generating substantial rental income. This unique combination of a prime location, superior amenities, spacious design, and the strategic advantage of a tourist license positions this property as an unparalleled opportunity for astute investors seeking capital appreciation and robust rental yields in one of Spain's most sought-after coastal regions.

This magnificent townhouse truly represents the pinnacle of luxury living and smart investment in Estepona. It harmoniously combines a privileged location just minutes from the sea and all essential services, with expansive interiors, state-of-the-art communal facilities, and the significant financial advantage of a tourist license. Do not miss the chance to own a piece of paradise on the Costa del Sol.

PRICE: €478,000 + TAXES

OFFER SUBJECT TO POSSIBLE ERRORS, OMISSIONS, PRICE CHANGES, OR ANY OTHER MODIFICATION WITHOUT PRIOR NOTICE.

Details

Reference	R5417014	Property Type	Terraced Townhouse
Status	Sale	Price	478,000 €
Bedrooms	3	Bathrooms	2
Build size	196 m²	Plot Size	–
Terrace	30 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Alarm system, 24H Security, Parking, Holiday Home, Investment, Resale